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## Overvale Warminster Road, Monkton Combe, Bath, BA2 7HY

▪ Contemporary Detached Family Home ▪ Split Level Open Plan Living Accommodation ▪ Kitchen Breakfast Room ▪ Utility Room ▪ Four Double Bedrooms ▪ Family Bathroom & Master En-Suite Shower Room ▪ Home Office/Bedroom Five ▪ Mature Gardens with Outbuilding ▪ Double Garage & Driveway Parking ▪ EPC Rating - D

**Offers in excess of £1,000,000**

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### Location

Overvale is located to the south of Bath in the popular location of Monkton Combe, with views at the rear overlooking the Limpley Stoke Valley. The property is well positioned for both the world heritage city of Bath as well as the market town of Bradford On Avon. Bath affords a large variety of cultural amenities including, the Theatre Royal, Thermea Spa and Pump Rooms to name a few, as well as there being a vast range of shopping outlets, bars and excellent restaurants to enjoy.

There is a fantastic range of schools close by which include Monkton Combe senior and junior schools, Prior Park College, Ralph Allen and Beechen Cliff. Bath University is also located nearby. Commuter links include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway junction 18 is approximately 10 miles to the north and Bristol Airport is 18 miles to the west.

### Internal Description

Upon entering this unique and contemporary property, you are greeted with a spacious and bright entrance hallway with glass balustrades, ceramic tiled flooring and doors to the ground floor rooms. The impressive kitchen enjoys plenty of natural light by way of the glazed atrium and the bifold doors which lead onto the sun terrace. The kitchen is both well-appointed and stylish and benefits from a breakfast bar. There is a large utility room and a superb family bathroom. There are three double bedrooms, all of generous proportions, offering flexibility for living space. Take the shallow stairs down to the most impressive open plan living and dining area and enjoy the views from the wall-to-wall sliding doors which lead out onto the decked terrace. A feature spiral staircase leads up to a further reception room which could be utilised as a home office or media room. Leading from the living room you will find an elegant master bedroom with a dressing area and en-suite shower room.

### External Description

The property is accessed by way of electric gates , opening onto the driveway. Benefitting from a carport and a double garage, thus providing plenty of parking. To the rear you will find extensive gardens, a wonderful wrap-around sun terrace as well as a large garden cabin, which is perfect for entertaining family and friends. Offering outstanding views, the garden is flanked by mature trees and shrubs.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - Freehold

Council Tax Band - F

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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| Energy Efficiency Rating                    |                                                                                   |                                                                                   |
|---------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                                                                           | Potential                                                                         |
| Very energy efficient - lower running costs |                                                                                   |                                                                                   |
| (92 plus) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |                                                                                   |                                                                                   |
| (69-80) <b>C</b>                            |                                                                                   |                                                                                   |
| (55-68) <b>D</b>                            |                                                                                   |                                                                                   |
| (39-54) <b>E</b>                            |                                                                                   |                                                                                   |
| (21-38) <b>F</b>                            |                                                                                   |                                                                                   |
| (1-20) <b>G</b>                             |                                                                                   |                                                                                   |
| Not energy efficient - higher running costs |                                                                                   |                                                                                   |
| England & Wales                             |                                                                                   | EU Directive<br>2002/91/EC                                                        |

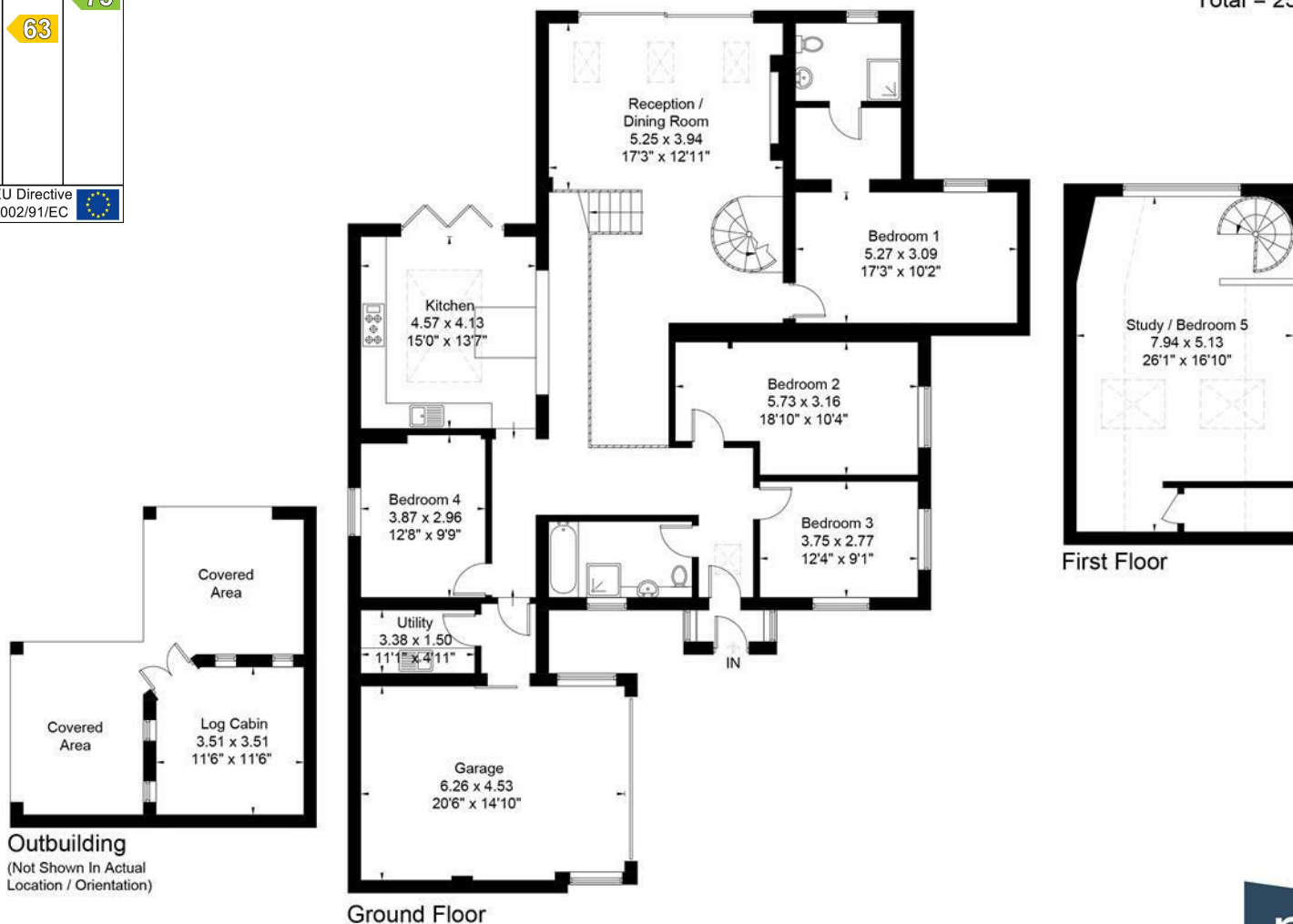
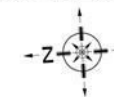
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Approximate Gross Internal Area = 212.8 sq m / 2290 sq ft

Outbuilding = 11.8 sq m / 127 sq ft

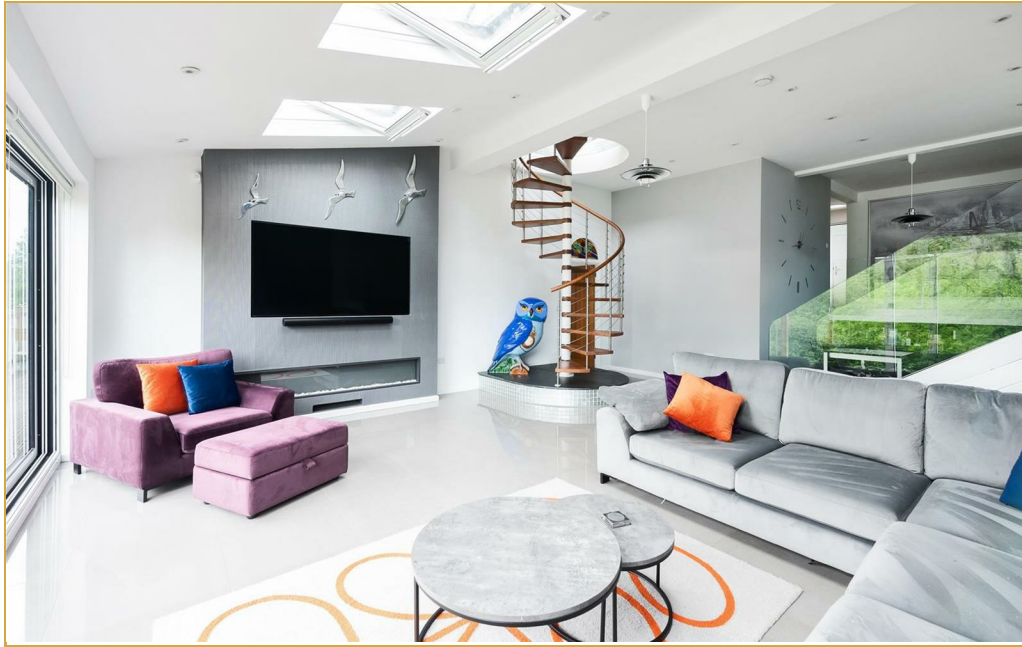
Garage = 28.4 sq m / 305 sq ft

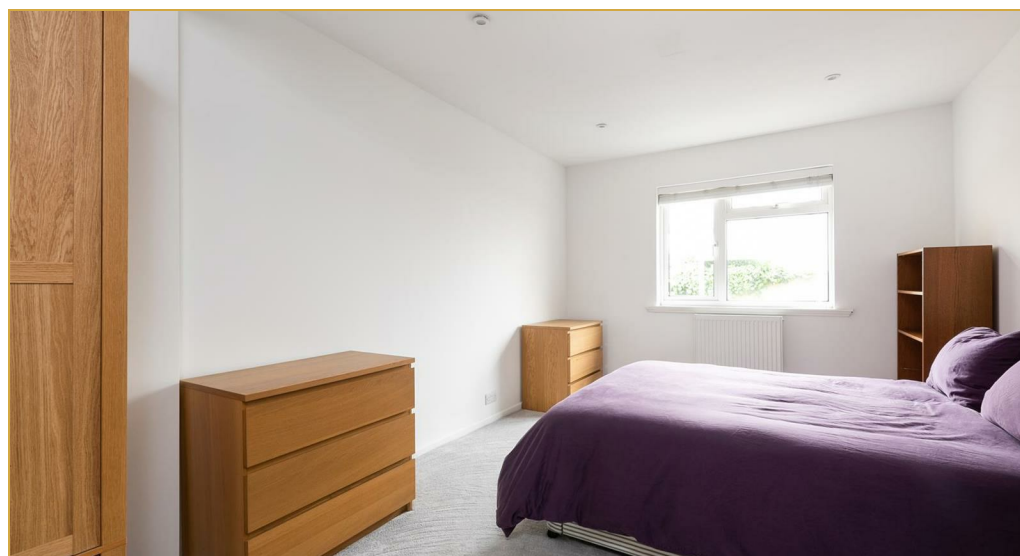
Total = 253 sq m / 2722 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | [www.roomcpm.com](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2024







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